

028.A

0003

0013.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
646,700 / 646,700
646,700 / 646,700
646,700 / 646,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		OXFORD ST, ARLINGTON

OWNERSHIP		Unit #:	B
Owner 1:	JACOBS MARY ANN & JAMES P /TRS		
Owner 2:	JACOBS FAMILY TRUST		
Owner 3:			

Street 1:	15 B OXFORD ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	JACOBS MARY ANN -
Owner 2:	-

Street 1:	15 B OXFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02474
Type:	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1918, having primarily Vinyl Exterior and 1489 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

102	Condo	0	Sq. Ft.	Site	0	0.	0.00	7174													

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	640,900	5,800		646,700		
							220018
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

Total Card	0.000	640,900	5,800		646,700	Entered Lot Size
Total Parcel	0.000	640,900	5,800		646,700	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit	/Card: 434.32	/Parcel: 434.32	Land Unit Type:
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USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	19:03:17
LAST REV	
Date	Time
02/16/21	14:23:21
mmcmakin	
14460	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	640,900	5,800	.		646,700	Year end		12/23/2021
2021	102	FV	622,600	5,800	.		628,400	Year End Roll		12/10/2020
2020	102	FV	613,400	5,800	.		619,200	Year End Roll		12/18/2019
2019	102	FV	548,600	6000	.		554,600	Year End Roll		1/3/2019
2018	102	FV	486,100	6000	.		492,100	Year End Roll		12/20/2017
2017	102	FV	443,800	6000	.		449,800	Year End Roll		1/3/2017
2016	102	FV	443,800	6000	.		449,800	Year End		1/4/2016
2015	102	FV	410,700	6200	.		416,900	Year End Roll		12/11/2014

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
JACOBS MARY ANN	76715-45	2	1/19/2021
JACOBS PAUL J,	65874-164	Convenience	99 No No
JACOBS PAUL J,	65874-162	Convenience	1 No No
JACOBS PAUL J	31046-222	Change Use	1 No No 4

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2018								
5/10/2001								

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
Alt Class	%	Spec Land	J Code
Fact	Use Value	Notes	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good															
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1 - Concrete				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 4 - Vinyl				A HBth:	Rating:															
Sec Wall:			%	OthrFix:	Rating:															
Roof Struct: 3 - Gambrel				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good															
Color: GRAY				A Kits:	Rating:															
View / Desir: N - NONE				Frpl:	Rating:															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C+ - Average (+)				CONDO INFORMATION																
Year Blt: 1918	Eff Yr Blt:			Location:																
Alt LUC:	Alt %:			Total Units:																
Jurisdict:	Fact:	.		Floor: M - Multi-Level																
Const Mod:				% Own: 40.00000000																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION																
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Exterior:												
Prim Int Wal: 1 - Drywall				Functional:		%		Interior:												
Sec Int Wall:		%		Economic:		%		Additions:												
Partition: T - Typical				Special:		%		Kitchen:												
Prim Floors: 3 - Hardwood				Override:		%		Baths:												
Sec Floors:		%		Total:	18.6	%		Plumbing:												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ: 305.00				Heating:												
Bsmnt Gar:				Size Adj.: 1.35000002				General:												
Electric: 3 - Typical				Const Adj.: 1.01989794				COMPARABLE SALES												
Insulation: 2 - Typical				Adj \$ / SQ: 419.943				Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext: S				Other Features: 90523																
Heat Fuel: 1 - Oil				Grade Factor: 1.10								WtAv\$/SQ:	AvRate:	Ind.Val						
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:												Juris. Factor:	Before Depr:	461.94		
% Heated: 100	% AC: 100			LUC Factor: 1.00												Special Features: 0	Val/Su Net:	430.42		
Solar HW: NO	Central Vac: NO			Adj Total: 787400												Final Total: 640900	Val/Su SzAd:	430.42		
% Com Wal	% Sprinkled			Depreciation: 146456																
				Depreciated Total: 640944																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS													PARCEL ID		028.A-0003-0013.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
3	Garage	D	Y	1	10X20	G	AV	1999	34.38	T	16	102						5,800		
More: N				Total Yard Items: 5,800				Total Special Features: 1								Total: 5,800				

